

# **HALIFAX REGIONAL MUNICIPALITY**

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## **HALIFAX REGIONAL COUNCIL MINUTES October 10, 2000**

**PRESENT:**

Mayor Walter Fitzgerald  
Deputy Mayor John Cunningham  
Councillors: Stephen Streach  
Gordon R. Snow  
Keith Colwell  
Ron Cooper  
Harry McInroy  
Jack Greenough  
Condo Sarto  
Bruce Hetherington  
Clint Schofield  
Jerry Blumenthal  
Graham L. Downey  
Sue Uteck  
Sheila Fougere  
Russell Walker  
Bill Stone  
Graham Read  
Stephen D. Adams  
David Merrigan  
Bob Harvey  
Peter Kelly  
Reg Rankin  
Jack Mitchell

**STAFF MEMBERS:**

Mr. Ken Meech, Chief Administrative Officer  
Mr. Wayne Anstey, Municipal Solicitor  
Ms. Vi Carmichael, Municipal Clerk  
Ms. Patti Halliday, Assistant Municipal Clerk

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1. **INVOCATION**

Mayor Fitzgerald called the meeting to order at 6:00 p.m. with the Invocation.

2. **PROCLAMATIONS**

2.1 **Science and Technology Week (October 13 - 22)**

Mayor Fitzgerald proclaimed the week of October 13 - 22 as Science and Technology Week.

3. **APPROVAL OF MINUTES - September 26, 2000**

- A revised Page 22 of the September 26, 2000 minutes was circulated to Council.

**MOVED by Councillors Hetherington and Sarto that the minutes of September 26, 2000 be approved, as revised. MOTION PUT AND PASSED UNANIMOUSLY.**

4. **APPROVAL OF THE ORDER OF BUSINESS AND APPROVAL OF ADDITIONS OR DELETIONS**

The following items were added to the agenda:

- 13.1 Councillor Rankin - Concerns about Privatization of Water
- 13.2 Councillor Mitchell - Flashing Lights Goodwood
- 13.3 Property Matter - Proposed Parkland Purchase, Candy Mountain Road - Mineville
- 13.4 Property Matter - 26 Jackson Road
- 13.5 Legal Matter - Claim Settlement

**MOVED by Councillors Blumenthal and Hetherington that the Order of Business, Additions and Deletions, be approved, as amended. MOTION PUT AND PASSED UNANIMOUSLY.**

5. **BUSINESS ARISING FROM THE MINUTES - NONE**

6. **MOTIONS OF RECONSIDERATION - NONE**

7. **MOTIONS OF RESCISSION - NONE**

**8. CONSIDERATION OF DEFERRED BUSINESS**

**8.1 Area Rate - Supplementary Funding**

- Correspondence from David Reid, Superintendent, Halifax Regional School Board, in response to a letter from Mayor Fitzgerald inviting the School Board to appear before Council to respond to questions regarding the above, was before Council.

Councillor Colwell reported that he has been in contact with Ms. Stella Campbell, Chair, Halifax Regional School Board, regarding this issue. The Councillor stated he is awaiting some information from the School Board, and requested that this item be deferred until the October 17th meeting.

**MOVED by Councillors Colwell and Hetherington that this matter be deferred until October 17, 2000. MOTION PUT AND PASSED UNANIMOUSLY.**

**9. PUBLIC HEARING**

**9.1 Second Reading By-Law T-204 Respecting Tax Exemptions for Non-Profit Organizations (prev circ Sept. 19)**

- By-Law T-204, An Amendment to By-Law T-200, Respecting Tax Exemptions for Non-Profit Organizations, passed First Reading on September 19, 2000, and was now before Council for Second Reading.

Ms. Barbara Nehiley, Staff Advisor, Special Projects, presented the staff report.

Councillor Colwell requested that staff re-examine the tax exemption for Blue Water Development Corporation, noting this organization has just moved from Sheet Harbour to Musquodoboit Harbour.

Mayor Fitzgerald called three times for members of the public wishing to speak either in favour of or against the By-law. Hearing none, the following motion was put on the floor:

**MOVED by Councillors Hetherington and Greenough that the Public Hearing be closed. MOTION PUT AND PASSED UNANIMOUSLY.**

**COUNCIL DECISION**

**MOVED by Councillors Hetherington and Walker that By-Law T-204, An Amendment to By-Law T-200, Respecting Tax Exemptions for Non-Profit Organizations, be given Second Reading. MOTION PUT AND PASSED UNANIMOUSLY.**

**10. CORRESPONDENCE, PETITIONS & DELEGATIONS**

**10.1 Petitions**

There were no petitions served at this meeting.

**10.2 Presentations**

**10.2.1 Ad Campaign and Activity Update - Greater Halifax Partnership - Dr. Michael Macdonald (oral)**

Dr. Michael Macdonald, Greater Halifax Partnership, made a presentation to Council with respect to an activity update and the new Partnership ad campaign "Where it's at!". In his presentation, Dr. Macdonald reviewed the following:

- Mission of the Greater Halifax Partnership
- Priorities of the Greater Halifax Partnership
- A day at the Partnership
- Smart Growth - Greater Halifax

With the use of a graph, Dr. Macdonald illustrated the labour force growth and the unemployment rate in Halifax Regional Municipality over the last four years, as compared to the national rate.

Dr. Macdonald then reviewed the current breakdown of the Partnership's financial support, noting the following:

- HRM - 33%
- Business Community - 58%
- Province - 9%
- Five Year Projection for Private Sector Investment = \$3,490,000

With respect to the HRM funding, Dr. Macdonald noted before amalgamation the cost for economic development was completely funded by the Municipality. Over a period of three years, the Partnership had a 26% reduction in HRM investment. Dr. Macdonald stated the per capita funding spent on economic development, marketing and investment promotion in HRM is \$1.90 per resident, which is the lowest in Canada.

At this point in the presentation, a brief video was shown to illustrate the television ads for the new campaign.

Dr. MacDonald introduced the following four investors in the Partnership, who each briefly addressed Council regarding their involvement with the Greater Halifax Partnership: Don Mills, President, Corporate Research Associates Inc.; Ann Petley-Jones, 360networks Inc.; Jane Hustins, Linx Strategies; and, Craig Taylor, Colliers International (Atlantic) Inc.

Responding to a question of Councillor Kelly, Dr. MacDonald stated the Partnership is requesting that Council restore its level of funding to the initial investment amount of \$235,000. In response to an additional question of the Councillor regarding performance measures, Dr. MacDonald stated the performance measures in the Partnership have been developed by its Board of Directors, and these measures drive the activities of the Partnerships and are used at the end of the year to determine if the Partnership has or has not been successful. Dr. MacDonald stated additional information can be obtained from the Board.

In response to a question of Councillor Blumenthal, Dr. MacDonald stated he receives a car allowance of \$500 per month. With respect to air travel, Dr. MacDonald stated the staff of the Partnership are instructed to travel in the least expensive manner, which is usually charter service.

Dr. MacDonald responded to a question of Councillor Schofield regarding what the Partnership is doing for existing businesses.

Councillor Greenough spoke in support of the work of the Greater Halifax Partnership, noting the cost to the Municipality for this work is now less than one-third of the cost before amalgamation.

Councillor Uteck also spoke in support of the work of the Partnership and congratulated the organization on its efforts to attract business investment to the Municipality.

Also speaking in support of the Partnership, Councillor Sarto stated if it were not for its work, the Municipality would not be where it is today.

Councillor Stone stated it is important for the residents of HRM to know that Council supports the Greater Halifax Partnership. The Councillor spoke in support of the work of the Partnership and its partners.

Councillor Harvey expressed gratitude to the corporate community for becoming such good partners with the Partnership. The Councillor spoke in support of restoring HRM funding to the Partnership to its initial level of investment.

**MOVED by Councillor Harvey and Deputy Mayor Cunningham that Council request a staff report to examine restoring HRM funding to the Greater Halifax Partnership to the initial level of \$235,000.**

Speaking in support of the motion, Deputy Mayor Cunningham stated the Municipality has an obligation to lead the way with respect to investing in the work of the Partnership.

Also speaking in support of the motion, Councillor Streach stated it is important to the rural areas that the core area remains a world leader in the fields put forth by the Partnership.

Councillor Read noted the objective of the Partnership is to get more of the corporate world on side so that HRM has a smaller role to play, as it is the business and corporate world that will most directly profit from the activities.

Councillor Colwell suggested that a firm commitment should be obtained from the business community that it will at least match HRM contributions to the Partnership before HRM funding is restored to the previous level. In response, Dr. MacDonald confirmed that the Partnership can make that commitment.

Councillor Walker requested that the staff report include information regarding the bottom line cost of restoring funding to the Partnership, noting the RDAs will be requesting the same consideration.

Closing the debate and speaking in support of the motion, Councillor Rankin noted the amount of funding provided to the Partnership has been a huge return on investment, saving the taxpayers \$2 million per year. The Councillor noted the Partnership is performing its work without assistance from the Federal Government.

Mayor Fitzgerald thanked Dr. MacDonald for his presentation.

**MOTION PUT AND PASSED UNANIMOUSLY.**

(Mayor Fitzgerald left the meeting at 7:30 p.m. and Deputy Mayor Cunningham assumed the Chair.)

**10.2.2 Sempra Atlantic Gas - Briefing and Response to Questions (oral)**

Ms. Sue Sirrs, Community Relations Manager, opened the presentation with some general information regarding Sempra Atlantic Gas. In her presentation, Ms. Sirrs made the following comments:



- HRM will be the first Municipality to have the local distribution network installed in its community, and today is the second day of construction.
- The purpose of this presentation is to provide Council with an update on the Sempra Atlantic Gas project.
- The Sempra Centre has recently opened in the old Volvo plant in Chain Lake.
- The Centre will be a multi-use facility, and will be used as the Sempra Head Office, a field office for the work in HRM, and a warehouse. The Centre will also be used for Sempra's affiliate involved in marketing natural gas within the community.
- There are approximately 50 staff people employed in the Halifax office.

With the use of a map, a copy of which was included in an information package from Sempra circulated to members of Council, Mr. Michel Sarrouy, Project Implementation Manager, explained the areas where construction has commenced and will take place in the future, as well as the HRM service area. Mr. Sarrouy stated it is anticipated that the pipeline will be expanded to Dartmouth in 2000, Bedford in 2001, and peninsular Halifax in 2002. Further expansion will then take place outwards from these three focal points. Mr. Sarrouy noted the service area map is continually updated and input is received from the Municipality regarding finetuning of the map. Other factors influencing the decision of expansion areas will be demand and construction costs. The service area of the map illustrates where access will be available, but it is not anticipated that all residences will connect, but the access will be provided.

In closing, Mr. Sarrouy stated Sempra will be using public rights of way, and these will primarily be streets under the jurisdiction of HRM.

Deputy Mayor Cunningham thanked the Sempra representatives for their presentation, and opened the floor for questions.

Responding to a question of the Deputy Mayor regarding the possibility of removal of trees, Mr. Sarrouy stated Sempra will be working closely with staff to determine the best location for the pipe. When it is necessary to work behind the curb, Sempra will look at a minimum distance from trees so as no harm is caused to the trees. With respect to driveways, Mr. Sarrouy stated the construction method Sempra would prefer to use as much as possible allows drilling under a driveway without disrupting the driveway. Similarly, when the pipe is on one side of the street, drilling will take place under the street to service houses on the other side. However, this technology may not always be possible, due to the challenging subsurface conditions in HRM, such as bedrock.

In response to a question of Councillor Uteck regarding sidewalks, Mr. Sarrouy stated when determining the best pipe location, it is less desirable from a cost perspective to build under sidewalks, due to the cost of demolishing and replacing a sidewalk. However,

if there was a plan to work with HRM to have installation of gas and new sidewalks occur at the same time, this is certainly something that should be examined. Mr. Kulvinder Dhillon, Director, Public Works and Transportation, added that staff will be looking at the sidewalk and street program for any possible work that can be done in conjunction with the pipeline.

As Councillor Kelly had to leave early to attend a mayoralty candidates debate, Councillor Rankin requested that further discussion on this item be suspended until Council has dealt with the following two items on the agenda: Item 11.4.2 Award of Tender No. 00-385 Sandy Lake Park - Proposed Access Road and Parking, Bedford, and Item 11.4.7 CN Track Removal. Council and the Sempra representatives were agreeable to this request.

**11.4.2 Award of Tender No. 00-385 Sandy Lake Park - Proposed Access Road and Parking, Bedford**

- A staff report prepared for Dan English, Deputy Chief Administrative Officer, regarding the above, was before Council for its consideration.
- Mr. Kulvinder Dhillon responded to a question of clarification of Councillor Kelly.

**MOVED by Councillors Kelly and Mitchell that Council award Tender No. 00-385, Sandy Lake Park, Bedford to Northstar Construction Limited for materials and services listed at the unit prices quoted for a tender price of \$118,037.15. Total project cost of \$144,469.62, which includes applicable taxes and a 15% contingency. Funding authorized as per the Budget Implications Section of the staff report dated September 29, 2000. MOTION PUT AND PASSED UNANIMOUSLY.**

**11.4.7 CN Track Removal**

- A staff report prepared for K. R. Meech, Chief Administrative Officer, regarding the above, was before Council for its consideration.

**MOVED by Councillors Kelly and Blumenthal:**

- 1. That staff be requested to arrange a meeting between Mr. Francois Lemay, of CN's Corporate Development Department, in Montreal, and the Mayor and Members of Halifax Regional Council to provide CN with an opportunity to outline its plans to remove portions of the second track on its line between Halifax and Windsor Junction.**
- 2. That staff be instructed to contact Senator Bernie Boudreau's Office with the intent of obtaining an agreement on promised matching federal funding towards the cost of HRM's comprehensive regional transportation study.**

3. That CN be requested not to remove any rail bed until HRM has had an opportunity to discuss the overall situation.

Councillor Uteck suggested it may be helpful to Council to have a report from the Commuter Rail Committee. In response, Councillor Kelly stated the overall intention is to first meet with CN, and then the Committee will come back to Council with its final report.

**MOTION PUT AND PASSED UNANIMOUSLY.**

(Councillor Kelly left the meeting at 7:45 p.m.)

Council returned to the Sempra discussion.

**10.2.2 Sempra Atlantic Gas - Briefing and Response to Questions (continued)**

Responding to a question of Councillor Streach, Mr. Sarrouy stated there would be merit in looking at a tap that leads to East Hants as an approach to service the Musquodoboit Valley.

In response to a question of Councillor Blumenthal regarding trees, Mr. Sarrouy stated Sempra is utilizing a study, conducted by an arborist, to advise how far away the pipeline needs to stay from the trees in order to avoid damage to the trees.

Councillor Stone inquired about the route of the pipeline into Halifax. Mr. Sarrouy advised that this has not yet been finalized and all possible corridors are being examined, such as the Nova Scotia Power corridor and the Halifax Regional Water Commission water line. Mr. Sarrouy stated Sempra's ultimate objective is to end up on Dunbrack Street, as it is believed this is a good corridor to head towards the Peninsula. The option of using the Bedford Highway was examined at the very beginning, and is still an available option, only if it is acceptable to HRM and the users. With respect to Dunbrack Street, Mr. Sarrouy advised that construction would begin in this area in 2002.

Mr. Sarrouy explained there are two types of pipe. The high pressure steel pipeline has approximately four feet of cover, so it is deeper than the other medium pressure pipe, which is used in the street in front of residences. This pipe only has a two foot cover.

Responding to a question of Councillor Merrigan, Mr. Sarrouy stated beginning in 2001 the pipeline will be heading north towards the Lower Sackville area, and in 2002-03 it will be heading towards Beaver Bank. Sempra is communicating with HRM staff to determine if there is any way to combine the pipeline with other HRM projects taking place in the same year. Councillor Read expressed concern with the possibility of HRM projects being delayed to coincide with the pipeline installation.

In response to a question of Councillor Sarto, Mr. Sarrouy stated Sempra Atlantic Gas is a utility, and there will be marketers who will do the actual door-to-door sales for the gas. Sempra is prepared to look at equally providing some incentives to all of the marketers to increase the rate of connections for customers. Responding to an additional question of the Councillor, Mr. Sarrouy stated it will be 5-6 years to service the entire HRM core area, and the pipeline should be heading towards the Woodlawn area in 2001.

Responding to a question of Councillor Colwell regarding costs to the homeowner, Mr. Sarrouy stated, as a gas commodity, there is a commitment to be a minimum of 5 percent below the price of oil. Mr. Sarrouy noted the efficiency of gas appliances also provides some benefit. With regards to the cost of conversion, Mr. Sarrouy stated this will vary greatly depending on the current home heating system. Detailed costing will be provided to the individual homeowners by the marketers.

Councillor Schofield inquired about service to all of Burnside rather than just part. Mr. Sarrouy stated plans for this year had to be reduced due to the late start. With regards to the streets between Albro Lake Road and Woodland Avenue, Mr. Sarrouy advised that these will most likely be serviced in 2001.

In response to a question of Councillor Rankin regarding deviation from the Hammonds Plains Road, Mr. Sarrouy stated the current proposal is to be along the road right of way. If deviation takes place from the roadway, public consultation will take place. Responding to a further question of the Councillor regarding public information, Ms. Sirrs stated local residents and businesses can call 1-866-PIPE-GAS to have their questions answered.

Councillor McInroy inquired what the pipeline route will be into Eastern Passage. Mr. Sarrouy responded it is unlikely that the Circumferential Highway will be used. The more likely route will be along Pleasant Street. However, the construction time is not yet finalized.

Responding to a question of Councillor Adams, Mr. Sarrouy stated the current plan is to meet the seven year commitment to provide access to natural gas to the entire Province. With regards to assigning specific years of construction to HRM, this is underway now, and Mr. Sarrouy suggested that this information can be passed on when it is finalized.

In response to a question of Councillor Mitchell, Mr. Sarrouy stated the time of construction towards the South Shore will somewhat define when the Tantallon/Prospect Road/Seabright area is completed, however it will definitely be done within 6-7 years.

Closing the presentation, Ms. Sirrs drew Council's attention to an invitation, included in the circulated package, to Sempra's Open House and groundbreaking ceremony on Tuesday, October 17<sup>th</sup>, noting an official invitation will be sent in the mail to all members of Council.

Deputy Mayor Cunningham thanked Mr. Sarrouy and Ms. Sirrs for their presentation.

**11. REPORTS**

**11.1 MEMBERS OF COUNCIL**

**11.1.1 Councillor Colwell:**

**i) Tax Bills**

Councillor Colwell expressed concern that many residents, who pay their taxes through their mortgages with their financial institutions, are not aware of the breakdown and use of their tax dollars. The Councillor suggested that all taxpayers should be sent a copy of their tax bill to provide them with this information. Mr. Meech suggested the first step should be to refer the matter to staff for a report regarding the cost implications.

**MOVED by Councillors Colwell and Streach that this matter be referred to staff for a report to explore the possibility of sending copies of tax bills to all residents who pay taxes to HRM, including those who pay their taxes through their mortgages with their financial institutions, and to provide information regarding the cost implications of doing so. MOTION PUT AND PASSED UNANIMOUSLY.**

**ii) Nova Scotia Power Billing Dates**

Councillor Colwell expressed concern that pensioners and those on low incomes are incurring late payment charges on their power bills, as they do not receive their government cheques in time to meet the Nova Scotia Power bill payment deadline. The Councillor requested that the Mayor send a letter to Nova Scotia Power requesting that the billing dates be changed, to assist pensioners and those on low incomes who receive their government cheques two or three days past the late payment penalty date set by Nova Scotia Power, thus incurring a late payment charge.

**MOVED by Councillors Colwell and Cooper that the Mayor write a letter to Nova Scotia Power Corporation requesting an adjustment to billing dates, to assist pensioners and those on low incomes who receive their government cheques two or three days past the late payment penalty date set by Nova Scotia Power, thus incurring a late payment charge. MOTION PUT AND PASSED.**

**11.1.2 Councillor Streach - Parkland Designation, Pace Lake**

Councillor Streach advised Council that, in the 1970's, the land surrounding Pace Lake was designated protected parkland, and it has remained so for the last 20+ years. The

Councillor noted there are rumours circulating that the zoning of this land has now been changed to commercial and industrial, and requested a staff report to clarify this.

Council agreed to the request for a staff report.

### **11.1.3 Councillor Sarto - Intersection, Main Street and Brigadoon Avenue**

Councillor Sarto expressed concern with regards to the intersection at Main Street and Brigadoon Avenue. The Councillor noted there has been much concern expressed by residents over the years regarding the number of accidents that have occurred at this intersection.

**MOVED by Councillors Sarto and Greenough that this matter be referred to staff for a report to consider the installation of signalized lights, or other options, to enhance the safety of the intersection at Main Street and Brigadoon Avenue. MOTION PUT AND PASSED UNANIMOUSLY.**

## **11.2 AUDIT COMMITTEE**

### **11.2.1 Audited Financial Statements - Miscellaneous Trust Funds, March 31, 2000**

- A staff report prepared for Councillor Jack Greenough, Chair, Audit Committee, regarding the above, was before Council for its consideration.

**MOVED by Councillors Greenough and Sarto that the audited financial statements of the Halifax Regional Municipality - Miscellaneous Trust Funds for the year ended March 31, 2000 be approved, and that the Mayor and Municipal Clerk be authorized to sign the financial statements on behalf of Council. MOTION PUT AND PASSED UNANIMOUSLY.**

## **11.3 TAX STRUCTURE REVIEW COMMITTEE**

### **11.3.1 Tax Structure Review Committee - Expansion**

- A staff report prepared for Councillor Ron Cooper, Chairman, Tax Structure Committee, was before Council for its consideration.

**MOVED by Councillors Cooper and Blumenthal that Halifax Regional Council approve the following:**

- 1. Revised Terms of Reference (attached to the Committee report dated October 5, 2000) which reflect proposed expansion of the Tax Structure Committee from three (3) Councillors to five (5).**
- 2. To request the Membership Committee to appoint, at the earliest opportunity after the new Council has been sworn-in, a replacement for Councillor Snow on the Tax Structure Committee; and,**
- 3. To request the Membership Committee to appoint, at the earliest opportunity after the new Council has been sworn-in, two additional Councillors to the Tax Structure Committee.**

Councillor Walker asked that consideration be given to appointing two Councillors from the urban area, two Councillors from the suburban area, and one Councillor from the rural area.

**MOTION PUT AND PASSED UNANIMOUSLY.**

**11.4 CHIEF ADMINISTRATIVE OFFICER**

**11.4.1 Tender 00-189 City Hall Stonework Restoration - Phase 1**

- A staff report prepared for George McLellan, Deputy Chief Administrative Officer, regarding the above, was before Council for its consideration.

**MOVED by Councillors Downey and Greenough that Tender 00-189 be awarded to the low bidder, Maritime Canstone, for a total amount of \$100,000, plus HST.**

Councillor Schofield expressed concern with the amount of money spent on the City Hall building since amalgamation, and questioned if the proper information was provided when Council was considering the various potential locations for the Council Chamber. Mr. Meech responded that whether or not City Hall was chosen as the location for Council, the repair work would still be required as it is a heritage building and must be maintained. Councillor Read echoed Mr. Meech's comments, noting City Hall is a very important historical building.

Councillor Harvey clarified that the cost comparison information previously provided was for renovations to the interior of the building to expand the Council Chamber to accommodate the new HRM Council, and was not related to exterior repairs.

**MOTION PUT AND PASSED UNANIMOUSLY.**

**11.4.2 Award of Tender No. 00-385 Sandy Lake Park - Proposed Access Road and Parking, Bedford**

This item was addressed earlier in the meeting (see Page 9)

**11.4.3 Award of Tender No. 00-287, BiHi Ramps to Joseph Howe Drive**

- A staff report prepared for Dan English, Deputy Chief Administrative Officer, regarding the above, was before Council for its consideration.

**MOVED by Councillors Walker and Stone that Council:**

1. **Award Tender No. 00-287, BiHi Ramps to Joseph Howe Drive, to Ocean Contractors Limited for materials and services listed in the unit prices quoted for a Tender Price of \$1,087,059.35, and an allowance of 15% for contingencies, for a Total Project Cost of \$1,250,118 for Alternative B.**
2. **Approve the appointment of O'Halloran Campbell Consultants Limited for construction supervision services, for an estimated fee of \$65,000 (including HST), with funding authorized as per the Budget Implications Section of the staff report dated October 10, 2000. MOTION PUT AND PASSED UNANIMOUSLY.**

**11.4.4 Destination Marketing Organization and Hotel Room Levy**

- A staff report prepared for Dan English, Deputy Chief Administrative Officer, regarding the above, was before Council for its consideration.

**MOVED by Councillors Blumenthal and Fougere that:**

1. **Council endorse the concept of a Destination marketing Organization that will coordinate tourism marketing efforts in the Municipality.**
2. **Council approve a resolution requesting that the Province introduce enabling legislation that would provide HRM with the authority to levy a hotel room tax.**

Responding to a question of Councillor Uteck, Mr. Lew Rogers, Director, Tourism, Culture and Heritage, stated public consultation will be conducted as part of the approval of the By-Law.



In response to a question of Councillor Cooper, Mr. Rogers stated the Hotel Association of Nova Scotia supports this initiative, and Mr. Hank Stackhouse, Vice President, was present to respond to any questions of Council.

Councillor Read spoke in support of the motion, stating the funding this will generate will make it possible to grant seed money to tourism events that do not create a profit for the organizers.

Speaking in support of the motion, Councillor Blumenthal stated this will assist tourism so as visitors will come to the area all year round.

Responding to a question of Councillor Stone, Mr. Rogers stated the business case for the Province to share in this endeavour is a strong one. Councillor Stone spoke in support of the motion.

In response to a request of Councillor Greenough, Mr. Stackhouse stated the Hotel Association of Nova Scotia wholeheartedly supports this initiative.

Responding to a question of Councillor Sarto regarding the composition of the Board of Directors, Mr. Rogers stated it is made up by sector rather than geographic location.

Councillor Colwell inquired if bed and breakfast operations will be affected by this initiative. Mr. Rogers responded that it only applies to facilities with over 100 rooms.

Councillor Mitchell also spoke in favour of the motion.

**MOTION PUT AND PASSED UNANIMOUSLY.**

**11.4.5 Federal Residential Correctional Facility (Info Item, Oct. 3/00)**

- Correspondence from the Solicitor General of Canada, regarding the above, was before Council for its information.

Councillor Blumenthal requested that a letter be sent to the Solicitor General advising that there are a lot of residents opposed to this facility who would prefer small option homes rather than a 36 bed facility. Councillor Fougere requested that it be made clear in the letter that the site people are objecting to was not even chosen until July 2000, and the public was not consulted until the end of July 2000. However, the letter indicates that a public forum was held on March 31 and April 1, 2000.

Councillor Blumenthal encouraged members of the public to call the Councillors' Support Office if they would like to sign a petition regarding this issue.

**MOVED by Councillors Blumenthal and Fougere that a further letter be sent to the Solicitor General of Canada regarding the public's opposition to the proposed federal residential correctional facility in Northwest Halifax. MOTION PUT AND PASSED UNANIMOUSLY.**

**11.4.6 Harbour City Housing Assistance in Purchasing North Mews**

- A staff report prepared for Dan English, Deputy Chief Administrative Officer, regarding the above, was before Council for its consideration. The report recommended that:

Halifax Regional Municipality approve the sale of its 50% portion of the North Mews land (Lot AM23 shown in Sketch 1 of the staff report dated October 4, 2000) to Harbour City Homes,

- as is
- for less than market value (\$1.00, plus the cost of any required appraisals)
- subject to Canada Mortgage and Housing Corporation's approval of transferring their ownership share over the Harbour City Housing and agreeing to forego all claims on any payments related to the original lease of the land to the former cooperative,
- should Harbour City Homes, in the future, change the operation from non-profit to for-profit by use or by conveying ownership, that HRM be provided compensation for the balances of the estimated market value at this time of \$175,000;
- that the ownership of the land be returned to the Halifax Regional Municipality if Harbour City Housing is unable to secure ownership of North Mews.

It was noted that this matter would need to first proceed to a Public Hearing.

**MOVED by Councillors Walker and Downey that Council approve the setting of a Public Hearing date to consider this matter. MOTION PUT AND PASSED UNANIMOUSLY.**

**11.4.7 CN Track Removal**

This item was addressed earlier in the meeting (see Page 10).

**11.4.8 Tax Billing Adjustment - District 5**

- A staff report prepared for George McLellan, Deputy Chief Administrative Officer, regarding the above, was before Council for its consideration.

**MOVED by Councillors McInroy and Cooper that:**

- a) **taxable properties within District 5 classified as Suburban upon which an area rate for local improvements was levied in the amount of \$.0066 per \$100 of assessment be relieved of the area rated charge;**

- b) the shortfall in recoveries be collected in the 2001/2002 taxation year with the shortfall accruing interest at the rate of 2% above the current prime rate of 7.5%. **MOTION PUT AND PASSED UNANIMOUSLY.**

**11.4.9 Case 00039: Amendments to the Halifax Municipal Planning Strategy (MPS) to Permit Residential Intensification by Development Agreement on the Peninsula Area**

- A staff report prepared for Dan English, Deputy Chief Administrative Officer, regarding the above, was before Council for its consideration.

**MOVED by Councillor Downey and Blumenthal that Council request that staff:**

- 1. Postpone further work on the Peninsula Residential Intensification Project;**
- 2. Initiate the process to consider amendments to the Halifax Municipal Planning Strategy and Land Use By-Law in order to consider, by Development Agreement, construction of a multiple unit residential building on property at the corner of Robie/Cunard/West Streets, in accordance with the public participation program approved by Council in February 1997.**

Speaking against the motion, Councillor Fougere stated the intent of the Project was to set out guidelines so that residential development of a larger nature, and in-fill development on the Peninsula, could be done by development agreement, by a set of standards that worked across the Peninsula. The Councillor noted one of the difficulties often incurred is that the development does not suit the surrounding character of neighbourhoods and encroaches upon smaller scale residential neighbourhoods. Councillor Fougere stated the residential intensification project is a good thing because it sets standards for residential intensification on the Peninsula by which people have to abide ahead of time. It prevents piece meal development on an individual basis so helter skelter development is not created. The Councillor stated the intent of the project was to bring some order to development on the Peninsula where it is desperately needed.

Councillor Uteck expressed concern with the use of the word "intensification" as it leads to negative public connotation. The Councillor inquired why staff would decide not to continue with this project and why was it not brought forward in the Capital Budget in March. In response, Mr. Paul Dunphy, Director, Planning and Development Services, stated the original project was intended to possibly review the existing development standards for as-of-right development. But, in the case of the 3-4 projects that came before Council, these were amendments to the existing MPS. If this project does not go forward, Mr. Dunphy stated it does not mean development will be unregulated and take place in a helter skelter fashion, as Council has the option of not permitting development

because it would be contrary to its planning strategy. Staff is suggesting that the public was adamantly opposed to the notion of intensification of residential development on the Peninsula at this time. Mr. Dunphy noted there is a larger regional planning process which Council needs to discuss in terms of where the growth boundaries are in the region before focus is put on the Peninsula as the centre of a significant bout of development.

Responding to a question of Councillor Read, Mr. Dunphy stated the detailed area plan for this particular area was adopted since amalgamation. The Councillor spoke against the motion, stating the project would not be necessary if the planning strategies are properly followed. Councillor Read stated low density residential development is needed on the Peninsula to encourage families to return to the area.

Councillor Stone noted this particular site has been idle since 1998, and is still designated as a commercial, not a low density, site. The Councillor stated it is an appropriate use to put an apartment building on this site. Responding to a question of Councillor Stone, Mr. Roger Wells, Regional Coordinator, Planning Services, stated part of this site was to be used for the widening of Robie Street, and this would be part of the negotiation stage of the development agreement if it does move forward.

Speaking against the motion on the floor, Councillor Walker suggested staff should come back to Council with a policy to meet with the residents throughout HRM regarding these high rise buildings.

Responding to a question of Councillor Blumenthal, Mr. Dunphy stated the completion of this project was unsuccessful twice in the past, and he predicted it will not be completed a third time. Mr. Dunphy stated the only way intensification can be rationalized on the Peninsula is by having a regional policy, and then the region as a whole saying this is where growth should occur. In response to a further question of the Councillor, Mr. Dunphy stated this property is currently split-zoned. Councillor Blumenthal stated he supported the motion to provide the residents a choice of what will occur on this site.

Speaking in support of the recommendation, Councillor Cooper stated intensification on the Peninsula cannot be avoided without having regional planning in place.

Councillors Downey and Greenough spoke in support of the staff recommendation. Councillor Greenough noted the development agreement process will provide the opportunity for input from the neighbourhood.

Councillor Rankin spoke in support of considering amendments to the MPS and LUB, noting this is not a high rise development as it is less than half the height of the adjacent building.

Councillor Fougere stated the residential intensification process was to provide public consultation for the Peninsula. The Councillor noted there was one initial meeting held with the South End Peninsula Residents Association, which only represents a fraction of the population on the Peninsula. Councillor Fougere noted the Peninsula is a desirable place to live, and any available lots are quickly being sold. The Councillor stated Peninsula intensification is about preventing urban sprawl and is a very positive thing, but it needs to occur within some kind of framework policy. Councillor Fougere stated developments should be not considered on a site specific basis.

Councillor Uteck requested the motion be split into two separate motions, each dealing with one of the staff recommendations.

Council agreed that the motion be split. The vote was taken on the first motion which now read as follows:

**MOVED by Councillors Downey and Blumenthal that Council request that staff postpone further work on the Peninsula Residential Intensification Project. MOTION DEFEATED.**

The vote was then taken on the second motion which read as follows:

**MOVED by Councillors Downey and Blumenthal that Council initiate the process to consider amendments to the Halifax Municipal Planning Strategy and Land Use By-Law in order to consider, by Development Agreement, construction of a multiple unit residential building on property at the corner of Robie/Cunard/West Streets, in accordance with the public participation program approved by Council in February 1997. MOTION PUT AND PASSED.**

**12. MOTIONS - NONE**

**13. ADDED ITEMS**

**13.1 Councillor Rankin - Concerns about Privatization of Water**

Councillor Rankin noted concerns have been expressed by residents with respect to the possibility of consideration of the privatization of water. The Councillor stated he does not believe it was ever Council's intention to entertain this idea. Councillor Rankin requested that staff confirm this position.

**MOVED by Councillors Rankin and Mitchell that this matter be referred to staff for a report to reaffirm Municipality's position with respect to the Water Commission remaining as a public utility.**

Mr. Meech advised Council that staff will prepare such a report to be brought back to Council.

**MOTION PUT AND PASSED UNANIMOUSLY.**

**13.2 Councillor Mitchell - Flashing Lights Goodwood**

Councillor Mitchell requested that a letter be sent to the Minister of Transportation regarding the possibility of installing flashing lights at the "T" in the road at Route 333 in Goodwood at the Old Coach Road. The Councillor noted traffic in this area passes the school bus while its red lights are flashing.

**MOVED by Councillors Mitchell and Fougere that a letter be sent to the Minister of Transportation requesting flashing lights in Goodwood. MOTION PUT AND PASSED UNANIMOUSLY.**

**13.3 Property Matter - Proposed Parkland Purchase, Candy Mountain Road - Mineville**

- This matter was discussed during an In Camera session held prior to the Regular Session, and was now before Council for consideration.

**MOVED by Councillors Colwell and Sarto that Council authorize the Mayor and Municipal Clerk to enter into an Agreement of Purchase and Sale with Gilbert and Associates for the subject portion of Parcel PID#00490086 subject to terms and conditions set out in the October 2, 2000 staff report; and,**

**THAT the October 2, 2000 staff report not be released to the public until, and if, the recommended transaction is finally concluded. MOTION PUT AND PASSED UNANIMOUSLY.**

**13.4 Property Matter - 26 Jackson Road**

- This matter was discussed during an In Camera session held prior to the Regular Session, and was now before Council for consideration.

**MOVED by Councillors Schofield and Greenough that Council authorize the Mayor and Municipal Clerk to enter into an Agreement of Purchase and Sale with Mrs. Aileen MacDonald for the purchase of 26 Jackson Road subject to the terms and conditions contained in the September 28, 2000 staff report with the total settlement not to exceed \$48,000 (rounded); and,**

**THAT the September 28, 2000 staff report not be released to the public until, and if, the recommended transaction is finally completed. MOTION PUT AND PASSED UNANIMOUSLY.**

**13.5 Legal Matter - Claim Settlement**

- This matter was discussed during an In Camera session held prior to the Regular Session, and was now before Council for consideration.

**MOVED by Councillors Greenough and Sarto that Halifax Regional Council settle this claim brought by the Plaintiff in the amount of \$13,500.00 as settlement in full upon obtaining a full release from the Plaintiff from any further claims arising out of the accident which occurred on April 24, 1999. MOTION PUT AND PASSED UNANIMOUSLY.**

**14. NOTICES OF MOTION**

There were no Notices of Motion served at this meeting.

**15. ADJOURNMENT**

**MOVED by Councillors Blumenthal and Sarto that the meeting adjourn at 9:40 p.m. MOTION PUT AND PASSED UNANIMOUSLY.**

Vi Carmichael  
Municipal Clerk